THIS INSTRUMENT PREPARED BY:
CHAFFIN, BURNSED & SMITH, PLLC
ONE AMERICAN CENTER, SUITE 550
3100 WEST END AVENUE
NASHVILLE, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 01/31/08 10:29 2 pgs
Fees:13.00 Taxes:1258.00
20080131-0009947

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 155-16-0A-162.00

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

My Commission Expires: October 24, 2010

Affiant

Subscribed and sworn to before me this the 30th day of January, 2008.

My Commission Expires: 10-24-2010

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

Volunteer Real Estate Trust
(Name)
Attn: John L. Van Cleave, Trustee
(Street Address)
Ste. 300, 214 Second Ave North

Nashville, Tennessee 37201

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantees," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **CHRISTOPHER J. DAUGHERTY, a married man**, hereinafter the "Grantor," has bargained and sold, and does by these presents transfer and convey, unto **JOHN L. VAN CLEAVE, TRUSTEE of the Volunteer Real Estate Trust, u/t/a dated January 9, 2008, as heretofore or hereafter amended, his successors and assigns, with full power to sell, transfer, convey, mortgage or encumber in any manner whatsoever, all without joinder of any other party** (hereinafter "Grantee"), a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 177, on the Plan of Traceside, Section Seven, as shown on plat of record in Plat Book 9700, page 423, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Christopher J. Daugherty, married in Instrument No. 20021120-0143918, recorded 11/20/2002, Register's Office for Davidson County, Tennessee.

BEING improved property known as 5825 Deer Estates Drive, Nashville, 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," his successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Davidson County Real Property Taxes for the year 2008 and subsequent years. Tax Parcel No. 155-16-0A-162.00.

2. All matters shown on Plat recorded in Book 9700, page 423, Register's Office for Davidson County.

3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 9435, page 493, as Amended in Book 9677, page 675, Register's Office for Davidson County.

4. Articles of Incorporation of Traceside Homeowner's Association, Inc., of record in Book 9668, page 894, Register's Office for Davidson County.

5. Bylaws of Traceside Homeowner's Association, Inc., of record in Book 9668, page 899, said Register's Office.

6. Landscape Agreement of record in Book 10355, page 859, said Register's Office.

Grantor further covenants and binds himself, his heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, his successors and/or assigns, against the lawful claims of all persons whatsoever.

The undersigned, Pamela H. Daugherty, being the spouse of Christopher J. Daugherty, the Grantor herein, joins in this deed for the sole purpose of conveying any right, title or interest she may have in or to the within described real property, if any, by marriage or otherwise, and, notwithstanding any language contained in this deed to the contrary, makes no warranties or representations to Grantee or his successors or assigns that any such rights exist as a matter of law. The undersigned is not an owner of record and is not named in any prior conveyance of the property.

IN WITNESS WHEREOF, Grantors have caused their names to be affixed hereto on this 30th day of January, 2008.

Christopher J. Daugherty

Pamela H. Daugherty

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Christopher J. Daugherty and Pamela H. Daugherty,** the within named Grantor and his spouse, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 30th day of January, 2008.

Notary Public

My Commission Expires: _____

CASEY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011